

Taryn McKay & Brian Fedyshen

604.970.3536

778.233.5695

taryn@veryrealestateagents.com

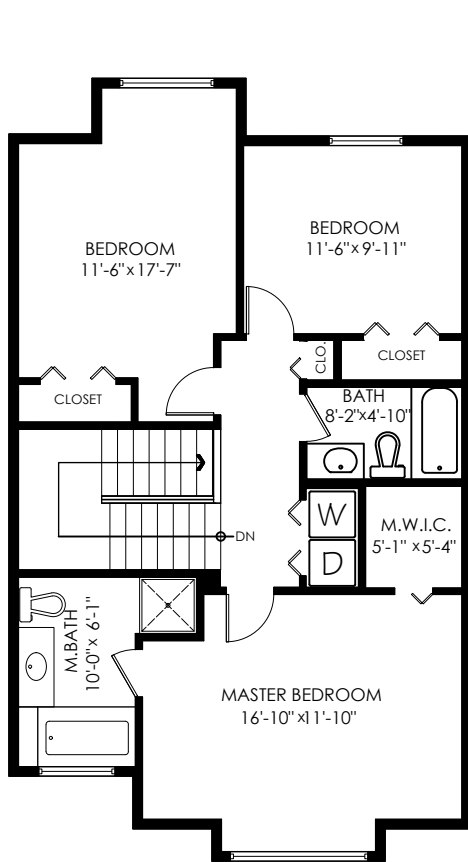
brian@veryrealestateagents.com

veryrealestateagents.com

46-11720 Cottonwood Drive, Maple Ridge

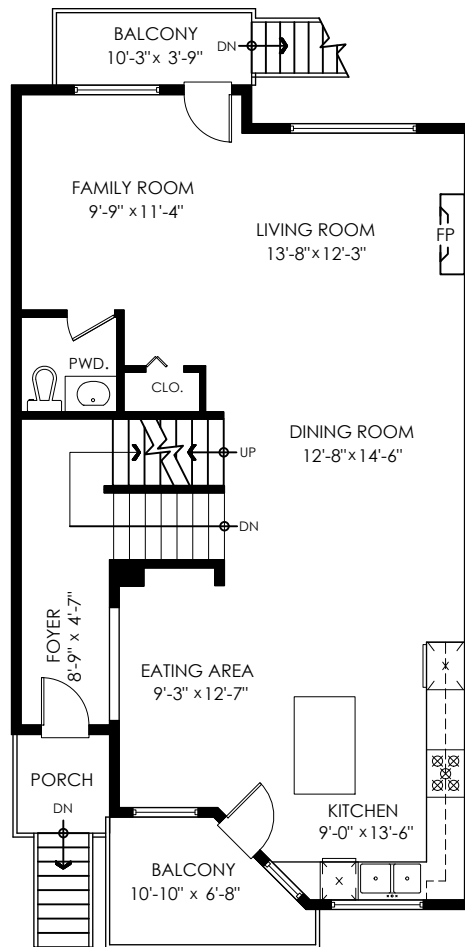
Main Floor:	947 sq.ft.
Upper Floor:	910 sq.ft.
Lower Floor:	505 sq.ft.
Total:	2,362 sq.ft.

Garage/Crawl Space:	436 sq.ft.
Patio:	113 sq.ft.
Balcony:	60 sq.ft.
Porch:	26 sq.ft.
Decks:	172 sq.ft.
Total Extras:	807 sq.ft.



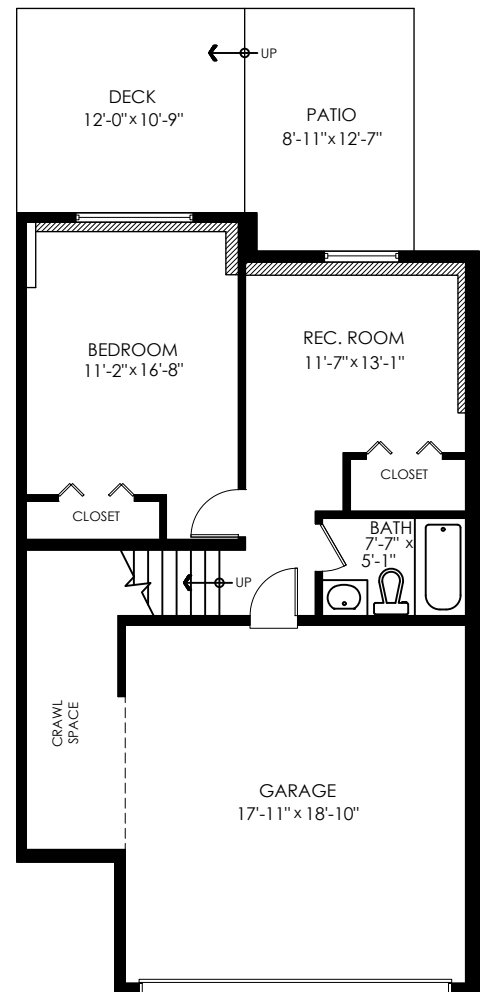
Upper Floor Plan

Floor Area: 910 sq.ft.
Ceiling Height: 7'-11"



Main Floor Plan

Floor Area: 947 sq.ft.
Ceiling Height: 9'



Lower Floor Plan

Floor Area: 505 sq.ft.
Ceiling Height: 7'-11"

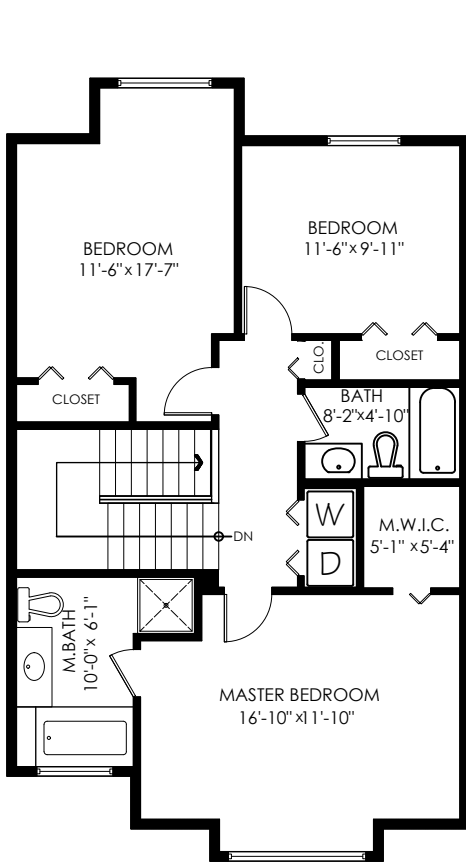


Measurements, Design & Scanning | 604-329-5788

46-11720 Cottonwood Drive, Maple Ridge

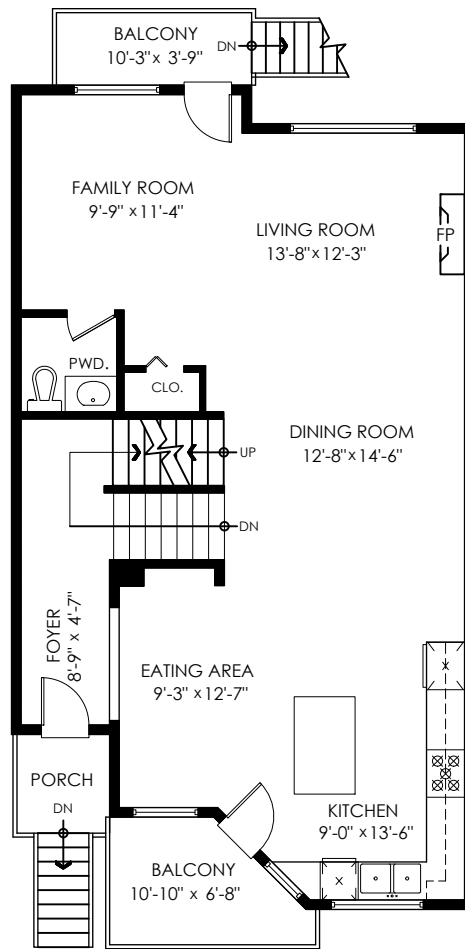
Main Floor:	947 sq.ft.
Upper Floor:	910 sq.ft.
Lower Floor:	505 sq.ft.
Total:	2,362 sq.ft.

Garage/Crawl Space:	436 sq.ft.
Patio:	113 sq.ft.
Balcony:	60 sq.ft.
Porch:	26 sq.ft.
Decks:	172 sq.ft.
Total Extras:	807 sq.ft.



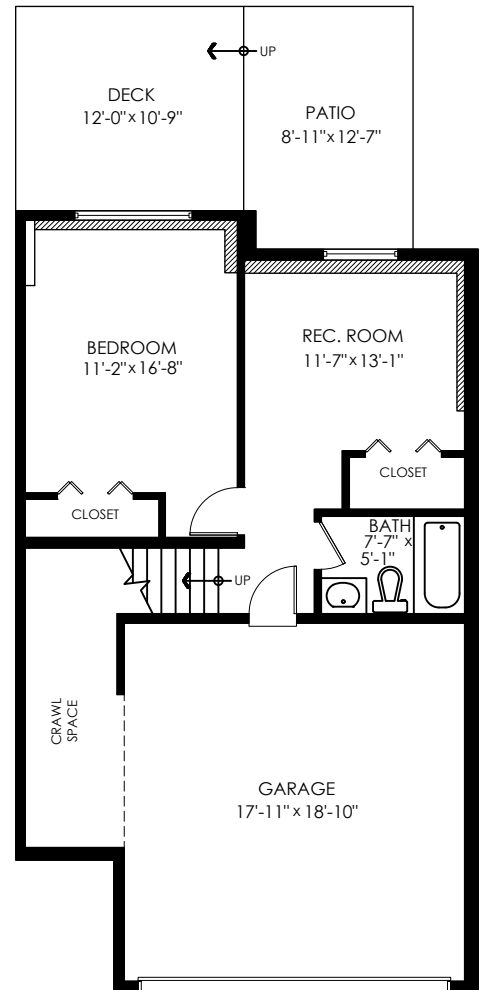
Upper Floor Plan

Floor Area: 910 sq.ft.
Ceiling Height: 7'-11"



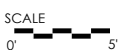
Main Floor Plan

Floor Area: 947 sq.ft.
Ceiling Height: 9'



Lower Floor Plan

Floor Area: 505 sq.ft.
Ceiling Height: 7'-11"



Measurements, Design & Scanning | 604-329-5788



Houses:

Total square footage is calculated to the outside of exterior walls.

Room sizes are dimensioned to the inside of the walls. This is because you need to know what you can fit in that room. When you add up the total of the room sizes it will not equal the total square footage of the property. This method of adding up room sizes will not account for wall thickness, interior hallways, exterior wall thickness, closets and many other areas that are included in total sqft.

Any space that is not suitable for year-round use or has a ceiling height of less than 4 feet will not be considered living space. An example of this includes a deck, garage or attic. If there isn't heat, insulation or room for an adult to stand, then it will not be included in the living space.

Cantilevered fireplaces, chimneys and plant windows are also not considered living space.

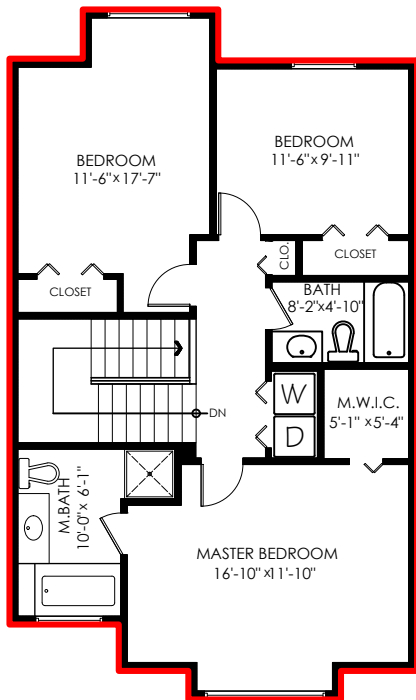
Included in the living space will be the measurements for stair treads for the floor they service as well as the space under the lowest floor's stairs.

Areas open to the floor below (also known as double height ceilings) are not considered living space because there is no floor.

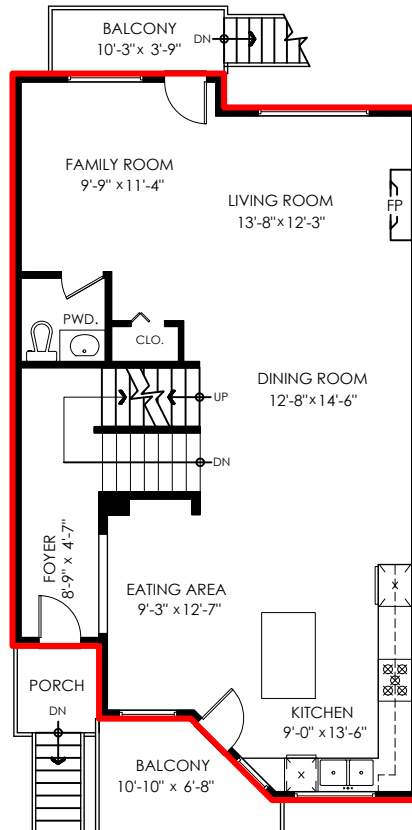
Main Floor:	947 sq.ft.
Upper Floor:	910 sq.ft.
Lower Floor:	505 sq.ft.
Total:	2,362 sq.ft.

46-11720 Cottonwood Drive, Maple Ridge

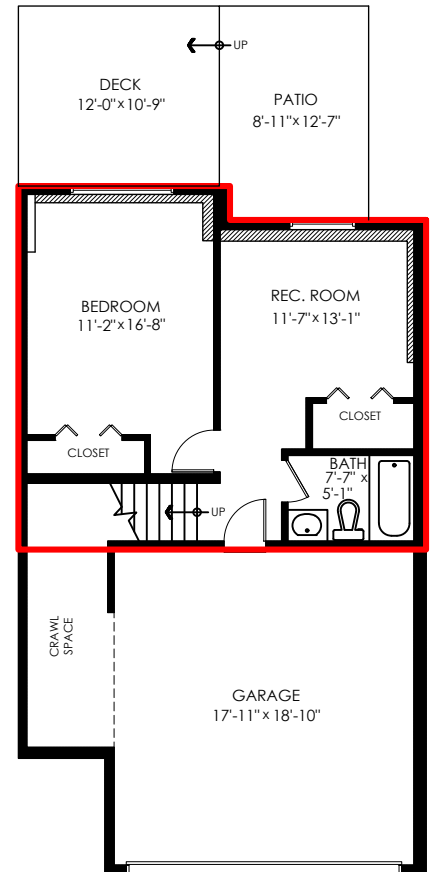
Garage/Crawl Space:	436 sq.ft.
Patio:	113 sq.ft.
Balcony:	60 sq.ft.
Porch:	26 sq.ft.
Decks:	172 sq.ft.
Total Extras:	807 sq.ft.



Upper Floor Plan
 Floor Area: 910 sq.ft.
 Ceiling Height: 7'-11"



Main Floor Plan
 Floor Area: 947 sq.ft.
 Ceiling Height: 9'



Lower Floor Plan
 Floor Area: 505 sq.ft.
 Ceiling Height: 7'-11"